

REGULAR MEETING / ORGANIZATIONAL MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR/ORGANIZATIONAL MEETING

The January 9, 2017 Regular/Organizational meeting was called to order at 7:01 PM by Mr. John O’Neill. Members Kate Domico, Bill Steudler, Brian Rater, and Robert Prosek also attended. Staff members present were Doug Erickson, Township Manager; Stephen Casson, Township Engineer; Greg Garthe, Centre Regional Planning Agency; and Nicole Harter, Public Works Secretary. The audience included George Lower, ELA Group; Kevin Shawver, Berger Rental Communities; Doug Hill, Wooster & Associates; Mark Torretti, Penn Terra Engineering; Tony Fruchtl, Penn Terra Engineering; Bob Poole, S & A Homes; H. Tomer; Residents Keith Forrest, Andrea Pandolfi, James Bonnell, Robert Dvorsky, Cal Walsh, Anthony Grillo, James Voight, and Greg Tyson

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. ORGANIZATION

Election of Officers:

Mr. Bill Steudler made a recommendation to appointment Mr. John O’Neill as Chairman, Ms. Kate Domico as Vice-Chairman, Mr. Bill Steudler as Secretary, and Mr. Brian Rater as Alternative Secretary. Mr. Robert Prosek seconded the motion. The motion passed with a 4-0 vote. (Ms. Kate Domico was not present for the vote)

Meeting Dates: The Planning Commission reviewed the following meeting dates.

REGULAR MEETING	WORK SESSION
January 9, 2017	
February 6, 2017	February 13, 2017
March 13, 2017 (1)	March 20, 2017
April 3, 2017	April 10, 2017
May 1, 2017	May 8, 2017
June 5, 2017	June 12, 2017
July 10, 2017 (2)	July 17, 2017
August 7, 2017	August 14, 2017
September 11, 2017 (3)	September 18, 2017
October 2, 2017	October 9, 2017
November 6, 2017	November 13, 2017
December 4, 2017	December 11, 2017
January 8, 2018 (4)	
(1) Second Monday due to Spring Break	(2) Second Monday due to 4 th of July
(3) Second Monday due to Labor Day	(4) Organizational Meeting for 2017

Mr. Bill Steudler made a motion to approve the 2017 meeting dates as noted. The motion was seconded by Mr. Brian Rater. The motion passed with a 4-0 vote. (Ms. Kate Domico was not present for the vote)

3. ORGANIZATION (CONT.)

Mr. Bill Steudler made a motion to appoint himself as primary representative and Mr. Brian Rater as the alternate representative for the Centre Regional Planning Agency. The motion was seconded by Mr. Robert Prosek. The motion passed with a 4-0 vote. (Ms. Domico was not present for the vote)

4. APPROVAL OF MINUTES

Meeting minutes from the December 5, 2016 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Mr. Bill Steudler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 4-0. (Ms. Kate Domico was not present for the vote)

5. PUBLIC COMMENTS

There were no public comments at this point in the meeting.

6. PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – AMERISERV BANK AT TRADER JOE’S PLAZA

Mr. Greg Garthe noted that Patton Township received the Preliminary/Final Land Development Plan for AmeriServ Bank at Trader Joe’s Plaza on December 6, 2016. The site is located on a 0.779 acre General Commercial (C-1) parcel located at 1857 North Atherton Street. The site is part of the Trader Joe’s Plaza (formerly Woodycrest Center). The plan proposes to demolish five existing asphalt parking spaces and the adjacent concrete sidewalks and curbs. Construction activities will include a 965 square foot building addition, four angled parking spaces on the western side of the existing building, and one new parking space on the south side of the building. Total onsite parking will remain at 17 spaces (2 ADA).

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff’s marked up comment letter.

Mr. George Lower, ELA Group, was present to address any questions or comments from the Planning Commission.

Mr. Bill Steudler made a motion to recommend approval of the Preliminary/Final Land Development Plan for AmeriServ Bank upon completion of minor/technical items as noted on the Staff’s comment letter and with addition of additional spacing between the angled parking spaces to include pavement markings for pedestrian access to the sidewalk. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

7. NITTANY VALLEY SPORTS CENTRE – REVISED MASTER PLAN #2

Mr. Mark Torretti, Penn Terra Engineering provided a presentation to the Planning Commission for the revision to the approved Master plan for the Nittany Valley Sports Centre. The site is a 60.68 acre tract located to the northwest of the Fox Hill Road/Bernel Road intersection in the Planned Airport District (PAD). The revised master plan proposes the following amendments:

7. **NITTANY VALLEY SPORTS CENTRE – REVISED MASTER PLAN #2 (cont.)**
Revised Phase 1 Development Area (area north of Champion Drive)

1. Revised Phase 1a scope
 - a. Development of a 68,473 sq. ft. indoor sports facility (decrease of 16,093 sq. ft.)
 - b. Decreased the number of parking spaces in the phase to 231 (moved the remaining 99 spaces to Phase 1b)
 - c. Shifted the outdoor multi-purpose turf field with lights to Phase 1c and the additional outdoor multi-purpose turf field to Phase 1d
2. Revised Phase 1b
 - a. Development of a 64,625 sq. ft. sports expansion (increase of 27,965 sq. ft.)
3. Revised the development on Lot 3
 - a. Proposed a 20,400 sq. ft., 40 bed nursing home as Phase 1f of development (formerly proposed as 20,400 sq. ft. office/retail trade facility)
 - b. Adjusted the location of the shared driveway access at Bernel Road (driveway now entirely on Lot 3)

Revised Phase 2 development area (area south of Champion Drive)

1. Subdivision of existing Lot 5 into individual lots for Phase 2a (Lot 6), 2b (Lot 8), 2e (Lot 9), and 2f (Lot 7) and renames the residual tract (Phases 2c and 2d) to Lot 5R)
2. Relocation of the access driveway to the duplex development on proposed Lot 6 (Phase 2a). Driveway now connects directly to Champion Drive and the private connection road between the duplex area and the adjacent Phase 2b has been eliminated.

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter.

Mr. Bill Steudler asked if there would be emergency access to the playing fields. Mr. Mark Torretti noted that in the Phase 1a development, there will be a paved access road that can be utilized for emergency purposes.

Ms. Kate Domico expressed concern for increased traffic on Bernel Road. Mr. Torretti noted that traffic studies have been done for Phase 1 and there will be more studies completed as more development is done within the site.

Ms. Domico asked for a timeline for development. Mr. Torretti noted that Phase 1a will hopefully be complete by November 2017. Land development plans for a nursing home and duplexes have been submitted to the Township and will be reviewed at the February meeting. If they are approved, construction is anticipated to start during spring/summer 2017.

Mr. Erickson noted that prior to approval of a master plan, the Board of Supervisors is required to hold a public hearing. Upon receiving a recommendation from the Planning Commission in February, the Board may take action to set the public hearing.

7. **NITTANY VALLEY SPORTS CENTRE – REVISED MASTER PLAN #2 (cont.)**

No action was required at this time. The Centre Regional Planning Commission will review the plan at their February 2, 2017 meeting and provide any comments to the Township for consideration. The plan will be returned for a recommendation at the February 6, 2017 Planning Commission meeting.

8. **REQUEST TO CONSIDER CHANGE TO OCCUPANCY REGULATIONS FOR PROPOSED DEVELOPMENT IN TOFTREES**

Mr. Greg Garthe noted that Patton Township received a request to consider amending occupancy regulations to facilitate the development of a proposed multi-family development. As stated in the letter, “The request is to add language to the ordinance to allow up to five unrelated persons to occupy a single residential unit.”

The request included regulations adopted by College Township in 2011 as an example of how the occupancy regulations could potentially be amended. In College Township, the increased occupancy limit applies to The Retreat community on Waupelani Drive, which is similar to the proposed Patton Township development, “The Station.”

At the December 14, 2016 Board of Supervisors meeting, the Township Manager recommended that the request be forwarded to the Planning Commission for study and recommendation. Along with the occupancy limit change request, the developers have also submitted an amendment to the Toftrees Master plan that includes the proposed multi-family development, which is under review by the Planning Commission.

Mr. John Williams, Williams & Associates, presented the vision of the proposed project. The development would include a variety of housing units, ranging from two to five bedrooms per unit, and one person per bedroom. Mr. Williams noted that each tenant would have their own lease. The conceptual proposal includes 162 units with a total of 686 bedrooms.

Mr. John O’Neill asked if there would be applicability conditions that would be addressed in the regulations. Mr. Doug Erickson noted that the regulations could be written to limit it to the Toftrees Planned Community zoning district and to lots of a certain size.

Resident Mr. Jim Voight asked if the proposed change to occupancy regulations would affect existing development in the area. Mr. Doug Erickson noted that it would not affect any pre-existing development.

Ms. Kate Domico asked if a traffic study would be done. Mr. Erickson noted yes.

Ms. Kate Domico asked what the minimum lot size would be. Mr. Erickson noted that he would suggest 10 acres to start.

Mr. Bob Poole, S & A Homes, reminded the Planning Commission that Toftrees has their own Planned Community ordinance and the request will not affect existing single-family homes.

Resident Mr. Anthony Grillo asked the Planning Commission members if they would like to be surrounded by student housing. Mr. Grillo expressed his concern and asked the Planning Commission to think hard about their decision.

8. **REQUEST TO CONSIDER CHANGE TO OCCUPANCY REGULATIONS FOR PROPOSED DEVELOPMENT IN TOFTREES (cont.)**

Mr. Doug Erickson noted that for the developer to do what they want to do, they would need three things to occur, including the change to the zoning regulations to allow the additional occupancy as requested, approval of the revised master plan, and approval of a land development plan. He also noted that the Board of Supervisors is required to hold a Public Hearing prior to master plan approval.

Mr. Brian Rater expressed concerns about the language of the regulations being proposed and that the Planning Commission needs to be cautious.

Resident Ms. Andrea Pandolfi, expressed concerns about traffic at Presidents Drive and Beaumanor Road. With the proposal for the nearby Nittany Valley Sports Centre, traffic needs to be considered in this area as she expects that it will be travelling through Toftrees to access Fox Hollow Road. Ms. Pandolfi also expressed additional concern related to sight distance at Presidents Drive.

Resident Mr. Anthony Grillo asked if the trees could be kept if the development were to occur as proposed. Mr. Grillo asked who enforces the occupancy limit. Mr. Erickson noted that there would be a Rental Housing Permit issued.

Resident Mr. Keith Forrest expressed his concerns related to the Master Association and asked what can be done to keep residents' costs fixed. Mr. Doug Erickson noted that the Township cannot regulate homeowner associations. Mr. Forrest also expressed concern for traffic safety.

Mr. Tony Fruchtl, Penn Terra Engineering, explained the difference between the Master Association and the other homeowner associations in Toftrees.

Mr. John O'Neill asked Township Staff to consider including provisions related to minimum lot size, maximum density, single lot ownership, and to specify a percentage of five person units when drafting regulations. Ms. Kate Domico suggested building height restrictions as well.

Mr. Bill Steudler made a motion to direct staff to draft regulations per the Planning Commission's concerns. The motion was seconded by Brian Rater. The motion passed with a vote of 5-0.

9. **REVISED MASTER PLAN – TOFTREES PLANNED COMMUNITY**

Patton Township received a revision to the approved master plan for Toftrees Planned Community. The proposed revisions involve parts of Toftrees East currently referred to as Pinnacle Development Sections 11, 13, 16, 17, 19, and 25. These areas are located on the north side of Toftrees Avenue, and are bordered on the northeast by the Woodledge Drive Development, on the northwest by the Toftrees golf course, and on the west by Squirrel Run Apartments. On the currently approved master plan, the area is planned for a mix of single-family homes and multi-family apartments. The revised master plan proposes the following amendments:

9. **REVISED MASTER PLAN – TOFTREES PLANNED COMMUNITY (cont.)**

1. Elimination of proposed single-family units in Pinnacle Development Sections 11, 13, 1617, 19, and 25
2. Construction of a multi-family development known as *The Station*, which would feature a variety of housing unit types including detached residential cottages and duplex cottages, and attached multi-unit cottages and stacked townhomes
3. Construction of onsite amenities including an outdoor recreation area with a pool and clubhouse and several other potential recreational facilities.

Mr. John Williams, Williams & Associates, gave a presentation on the vision for The Station. Mr. Williams also went through the Township Staff's comment letter with the Planning Commission to note that they are willing to address most of the conditions requested by the Township, but are asking to work with them on a couple of the issues.

Mr. Williams asked the township to reconsider the separation distance between the current housing in place within Toftrees and the proposed new development. Mr. Williams also asked for an explanation on the request to separate the pool and the clubhouse into two different occupancy areas. Mr. Doug Erickson noted that Township staff had a meeting with the Township's police chief, emergency personnel, fire director, and Code director to discuss proactive measures that could lessen the occurrence of large parties that can create safety problems for police officers and other emergency response personnel.

Mr. Erickson also noted that sight distances will be checked at Presidents Drive.

No action was required at this time. The Centre Regional Planning Commission will review the plan at their February 2, 2017 meeting and provide any comments to the Township for consideration. The plan will be returned for a recommendation at the February 6, 2017 Planning Commission meeting.

10. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

11. **REPORTS**

No additional reports were given.

12. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

13. **ADJOURN – REGULAR/ORGANIZATIONAL MEETING**

The meeting was adjourned at 9:21 PM.

14. **CALL TO ORDER – WORK SESSION MEETING**

The January 9, 2017 Work Session meeting was called to order at 9:22 PM by Mr. John O'Neill. Members Kate Domico, Bill Steudler, Brian Rater, and Robert Prosek also attended. Staff members present were Doug Erickson, Township Manager; Stephen Casson, Township Engineer; Greg Garthe, Centre Regional Planning Agency; and Nicole Harter, Public Works Secretary.

15. **PLANNING COMMISSION WORK TASKS**

Mr. Greg Garthe provided a list of potential new or ongoing work tasks for 2017. The goal is to determine the Planning Commission's top work priorities for the year and to provide a recommendation to the Board. The work tasks are as follows:

Review of Master Plan Requirements (new)

Several zoning districts in the Township (PC, PAD, OBD2, RHMP) require subdivision and land development to be conducted pursuant to approval of a master plan. The intent of the master planning process is to permit flexibility in land use planning by providing criteria that allow a mix of uses in a growth area to be served by public utilities. Additionally, master planning seeks to identify and mitigate potential community, environmental, and transportation impacts from the proposed development, encourage innovative design and variety in the layout of buildings, structures, and open spaces, and ensure that the community is afforded the opportunity to participate in the planning process. Specific details related to each subsequent phase of development would be provided as part of the individual subdivision and land development submissions. During several master plan reviews in 2016, it was noted by staff that the required master plan content in the Township Code contains a number of items that are not consistent with the level of detail needed in a master plan and limit design flexibility in each development area. These include items such as "the approximate location and use of buildings and other structures" and "offer of dedication signature block" that would be required with a detailed land development plan submission. This work task may result in revisions to the Code to ensure that the content requirements are more consistent with the intent of the master planning process.

Medical Marijuana: Ordinance (new)

The PA State Legislature passed the "Medical Marijuana Act" (Act 16 of 2016) in April 2016. The act established a legal medical marijuana program, provided for patient and caregiver certification and for medical marijuana organization registration, imposed duties on various state government departments, provided for taxation, established the Medical Marijuana Program Fund, established the Medical Marijuana Advisory Board, established a research program, and provided for academic clinical research centers and for penalties and enforcement. A local ordinance may attempt to regulate land use activities related to the growth, processing, storage, transport, and dispensing of the substance.

Large Scale Solar: Ordinance

Alternative energy is an increasingly popular means of producing energy, both on an individual and commercial level. Solar energy facilities are becoming more common. Although small solar panels and roof-top systems can be regulated in a land-use ordinance; large scale, commercial solar energy production contains attributes that perhaps require more attention as it relates to siting, scale and other land use matters. There are model ordinances that provide a good basis for drafting an ordinance for the Township.

Review of the Planned Airport District

The Planning Commission should consider review of the Planned Airport District (PAD). During the review of the Nittany Valley Sports Centre Master plan, staff

15. **PLANNING COMMISSION WORK TASKS (cont.)**

noted that the developer and consultant had difficulty with several provisions in the ordinance, including limitations on percentages of land area that could be developed in each phase and other requirements. Staff recommends that the Planning Commission discuss potential amendments to the PAD, while continuing to protect operations at the University Park Airport.

Review of Existing Conditional Uses

The purpose of this project would be to review the existing conditional uses of each of the zoning districts in an effort to determine their consistency with the stated intent for development in that district. The uses should also be reviewed in relation to the updated Comprehensive Plan.

Reorganize/Reformat Telecommunications Regulations

The regulations governing telecommunications facilities are currently located in the Supplemental Regulations of Chapter 175, Zoning. Because there are multiple pages containing the pertinent standards, a separate section could be created to contain the telecommunication regulations rather than including them in the Supplemental Regulations where a variety of topics are addressed.

Interpretation Guidance Manual

Staff has discussed a means by which to address portions of the existing regulations that can be difficult to understand. Often times there is some degree of staff interpretation of those regulations in the process of enforcement and development plan review. A guidance manual would consist of explanations of the various topics addressed by the aforementioned regulations and how staff applies the requirements in daily activities.

Outdoor Furnaces: Ordinance

In recent years, the PA DEP published new regulations pertaining to the operation of outdoor furnaces. The regulations restrict the type, location, and acceptable fuel for such devices. Township staff is not aware of any current problems relating to the use of these furnaces.

In 2016, the Planning Commission ranked the work tasks as follows:

1. Review of the Planned Airport District
2. Review of Existing Conditional Uses
3. Reorganize/Reformat Telecommunications Regulations
4. Family Burial Plots: Ordinance¹
5. Interpretation Guidance Manual
6. Large Scale Solar: Ordinance²
7. Outdoor Furnaces: Ordinance

¹The "Burial of Human Remains" ordinance was completed and adopted by the Board of Supervisors in 2016.

²At the request of the Board, the Planning Commission has been actively working on this item and intends to provide a recommended draft of the "Solar Energy Systems" ordinance to the Board in 2017.

15. PLANNING COMMISSION WORK TASKS (cont.)

The Planning Commission members individually ranked their preference for work tasks. The information will be tabulated by Mr. Garthe and a ranked list will be presented at the February 2, 2017 meeting.

16. ADJOURN – WORK SESSION MEETING

The meeting was adjourned at 9:35 PM.